THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Cynthia J. Painter
236 Brittany Raod
Gaffney, South Carolina 29341

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
063 02 0 155.00

Davidson County DEEDWARR
Recvd: 12/21/07 13:50 2 pgs
Fees:13.00 Taxes:442.15
20071221-0146674

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of** December, 2007, by and between **James Kenneth Wright**, party of the first part, and **Cynthia J. Painter**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($119,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being lot No. 49 on the Plan of Nawakwa Hills powwow Addition, or record in Plat Book 974, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Kenneth Wright, his heirs and Assigns from Fred A. Goodson, jr. by quick claim deed dated November 20, 2006, of record in Instrument No. 20070413-0044498 in the records for Davidson County, TN.

Being the same property conveyed to Fred A. Goodson, Jr. from Kenneth Wright by deed dated November 10, 2005, of record in Instrument No. 20051123-0141993 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James Kenneth Wright
James Kenneth Wright

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Kenneth Wright** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd **day of** December, 20 07.

My commission expires: 11-22-08

Notary Public

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$119,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 3rd **day of** December, 2007

PROPERTY ADDRESS:
1439 Mohawk Trail
Madison, TN 37115

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008